

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

134/135 Inkerman Street, St Kilda Vic 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$395,000

Median sale price

Median price

\$500,000

Property Type

Unit

Suburb

St Kilda

Period - From

01/10/2018

to

30/09/2019

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	405/7 Belford St ST KILDA 3182	\$390,000	10/07/2019
2	106/126 Brighton Rd RIPPONLEA 3185	\$380,000	07/06/2019
3	4/130 Inkerman St ST KILDA 3182	\$370,000	22/09/2019

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

27/11/2019 11:50



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$395,000

Median Unit Price

Year ending September 2019: \$500,000

Comparable Properties



405/7 Belford St ST KILDA 3182 (REI/VG)

Agent Comments

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Price: \$390,000

Method: Private Sale

Date: 10/07/2019

Property Type: Apartment

106/126 Brighton Rd RIPPONLEA 3185 (VG)

Agent Comments

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Price: \$380,000

Method: Sale

Date: 07/06/2019

Property Type: Strata Unit/Flat



4/130 Inkerman St ST KILDA 3182 (REI/VG)

Agent Comments

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Price: \$370,000

Method: Auction Sale

Date: 22/09/2019

Rooms: 2

Property Type: Apartment

Land Size: 660 sqm approx